



Public Meeting

Thursday, April 17th, 2008,

7:00 to 9:30 p.m.

Fisher 100, Camosun College

at Landsdowne

If driving, remember to bring \$1.25 coin for parking

1. We're hosting a panel /community discussion on "Affordable Housing in our Community"

Panelists are:

- * Henry Kamphof, currently Senior Manager, CRD Housing Secretariat. Henry has been active in promoting affordable housing programs. He is familiar with the secondary suites issue in the Greater Victoria region
- * Vicki Sanders, Saanich Councilor, familiar with the politics of Affordable Housing issues
- * Brenda McBain, Social Planner with City Spaces Consulting. Brenda has worked on Affordable Housing projects for many municipalities in western Canada
- * Sharon Hvozdznski, Saanich Planner who recently conducted the survey on Secondary suites for Saanich's Official Community Plan (OCP) review.
- * Ian Graeme, President of Bowker Creek Society and community activist

Also 2. We'll be discussing the future of the Richmond School lands. If you want to hear about the current status of this School, prospects for the future and what we as residents might do to protect these lands for future community uses, then make sure to attend!

Secondary Suites by Al Lubkowski



A recent survey by the Saanich Planning Department confirmed what most residents have suspected, that secondary suites are very popular in all areas of the municipality and should be legalized. Should legalization ever occur, as has happened in many cities and towns elsewhere, the underlying questions that will still need to be determined are, legalize under what conditions, when and where?

Alternatively, you may ask, "Is legalization worth the bother?" or perhaps say you don't agree with any changes to the bylaws. Whatever your position, we would like to know.

This issue of whether or not to legalize suites has been many years in the making - or more accurately, in the dodging. Unlike most politicians elsewhere, Saanich has avoided tackling this issue, preferring instead to have its bylaw inspectors shut down suites only if complaints are received. It is doubtful whether such enforcement has made a dent on the secondary suite population. But for sure it has caused many exciting battles between neighbours, and among other things has resulted in secondary suites going underground and being built to whatever standards are convenient to the landlord, whether safe or not. This is not good!

The issue of legalization has recently resurfaced in Saanich, spurred on by seniors wanting to remain in their large homes; by younger families and students who must cope with the rapidly rising cost of housing, and the general public who is becoming more demanding that communities must become more energy efficient, socially and economically diverse.

Whatever the reasons, Saanich has finally decided to include the following policies in its current Draft Official Community Plan: Policy 10 under "Affordable Housing states:

"Review existing regulations to consider the provision of a wide range of alternative housing types such as: flex housing, grow homes, and granny flats; and legal secondary suites implemented on a phased and/or pilot area basis".

To find out more, to discuss, and to make a difference, come to our General Meeting, this April 17th. This will be an excellent opportunity to discuss the pros and cons of Affordable Housing. A number of knowledgeable resource people will be on hand to answer your questions. We will be voting on a major issue, whether or not we will designate our area as a pilot area for secondary suites.

Land Use *By Dave Ross*



A major rezoning was approved by the City of Victoria Council this past January for the new P3 Patient Care Centre at the Jubilee Hospital. This new tower and the manner of traffic and how parking will be handled has been of

great concern to area residents. While all is not solved, the Camosun Community Association has represented many residents' concerns. Results so far have been of mixed success.

Similarly, we also assisted area residents in discussing a rezoning for a subdivision at 1979 Watson Street.

For more information on both these Land Use issues, go to our website: www.camosuncommunityassociation.com



Community Association Roles

By Al Lubkowski

One role of our Community Association is to assist residents in matters pertaining to community development and planning rezoning and major issues such as Jubilee Hospital, upcoming plans for Hillside Mall, and any other issues such as recent threats to schools and community spaces.

We also advise on changes to Saanich's Official Community Plan, the "umbrella document" which ties all development ideas and regulations together.

We would like to thank Dave Ross for his unswerving help in serving as Land Use Director dealing with the above issues. If you are interested in taking over in his capacity (a shared position) please contact us via the contact page on our web site, or better still, come to our next General meeting this April 17th.

GIVE A GIFT OF ADVENTURE!



BLACKFISH SAILING ADVENTURES (OAK BAY)



Creating Vision for Bowker Creek and Richmond School *By Al Lubkowski*

During the workshops held last year, we heard that "educational uses" for the Richmond School property should be considered of highest importance to the community. Furthermore, that non-school uses or development on the north-east side should be permitted only on the condition that new buildings and uses will not compromise the property for future educational or community use.

We also developed a vision that these lands be held in trust for future school and community needs, so that the community is assured of their availability **when** required. Our position so far is that School Board 61 forego selling this property in favor of short term leasing. And any lease must not be permitted to compromise residents' use of the open space surrounding, nor their access to any publicly designated open space on either side of Bowker Creek.

We further propose that protection and enhancement of Bowker Creek, as a wildlife and recreational resource must be central to any use of these lands. Accordingly, any strategies which would tap the potential of this creek and adjoining lands for creatively combining flood control with wildlife conservation and passive recreation would be a bold and imaginative feature for any such Plan. One imaginative concept might be to introduce an oxbow lake and wild land adjacent this water feature. This implies that an environmental buffer of sufficient width is applied to whatever alignment is eventually achieved for Bowker Creek, and that wildlife be made an important priority and focus.

We recognize that Richmond School lands provide an important source of open space, recreation and informal walking opportunities for its residents, especially in linking the areas surrounding. Accordingly, these trails and Bowker Bridge must be protected and enhanced by the development of a linear parkway which would offer added opportunities for walking and biking. It would be grand if a plan could be developed which would incorporate these paths with adjacent green spaces such as the Spirit Gardens park adjacent.

Under the direction of the CCA and the North Jubilee Association, we intend to strike a **Richmond School Development Advisory Group**, whose intention will be to develop a Land Use Plan for Richmond School lands which would meet the expressed needs and expectations of area residents. This Plan should be completed well before the school is vacated by Margaret Jenkins. At our public meeting on April 17th, we will ask for a mandate for our Vision for these School Lands and for an Advisory Group to further refine and to implement it. **If you are serious about school lands, come out and support**

Ecole Margaret Jenkins Relocation to Richmond School

by Sheila Critch



The Greater Victoria School District has agreed to have the Margaret Jenkins School temporarily relocate to the empty Richmond School building for the 2008-2009 school year, while their school is undergoing a seismic upgrade. There are approximately 370 students currently enrolled at Margaret Jenkins, and school buses will be used to transport students each day from Margaret Jenkins to the Richmond School location, and back again in the afternoon.

It's anticipated that the students will be relocated to the Richmond location for one school year, from September 2008 to June 2009, although delays could mean a slightly longer stay. Staff will likely move into the school in July 2008. While many of the organizational details have yet to be determined, any concerns around bussing should be addressed to Rob Parker, Principal, at telephone number 598-5191 or by email at rgparker@sd61.bc.ca.

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Bowker Creek Cleanup February 2008

by Andrea Gleichauf

We welcomed neighbours from the Camosun area, the North Jubilee area, as well as some Boy-Scouts for the cleanup of Bowker Creek, at the BC Hydro field. The rain had stopped and we managed to collect a pick-up full of garbage, including a shopping cart.

The kids also had fun getting wet and mucking about in the creek looking for garbage. I'm sure it felt as if they were on a big adventure. I remembered how much fun it used to be for me as a kid, mucking about and getting wet. It was great to see parents that were not worried that the creek is dangerous. And no, you would not want to drink the water of this urban creek.

During the cleanup, a nearby apartment resident named Tom asked our volunteers what they were doing. Upon discovering that they were cleaning up the creek, Tom said the volunteers were doing a terrific job but he couldn't help out, however, he handed one of the volunteers a \$20 donation. That donation has made its way to the CCA Treasurer, and we wish to thank Tom for his generosity. It's always good to get such positive feedback!

Also, special kudos go to **BC Hydro's Ted Olynyk and Al Holt** for arranging to pick up and dispose of the garbage we collected. From the Camosun Community Association and the Friends of Bowker Creek, thanks again to everybody that helped in the clean up.

How to Recycle Your Toothbrush

by Andrea Gleichauf



Yes, it's possible to recycle ones toothbrush, styrofoam and many other plastic items, including those ubiquitous plastic bags, although, I'm hoping everybody by now has a collection of cloth bags to do their shopping with.

The **Pacific Mobile Depots** collects these and other items such as vacuum cleaners, computer items, clock radios, hair dryers and much more. Collection depots can be found on the 2nd, 3rd and 4th Saturday of the month at various locations throughout Victoria. If you live within the CCA boundaries, these locations may be the closest to you: On the 2nd Saturday of the month, the South Jubilee Community holds a collection depot at 1625 Banks Street. On the 3rd Saturday, one is held at St. Matthias Church, on 600 Richmond. On the 4th Saturday, Carnarvan Park, in Oak Bay has a collection. For info on all accepted materials and all the c

Knox Presbyterian Church in Victoria is seeking an energetic Christian musician to serve as Coordinator of Music Ministry. For complete information visit the church web site at <http://www.knoxpcvictoria.org> or call the church office at 250-592-6323. Those interested should submit a cover letter and resume by email to: knoxpcvic@telus.net or fax to 250-592-6310. Application deadline: April 30, 2008.

To contact us:

write to: c/o 3205 Wordsworth Street
Victoria, B.C, V8P 4B7 or

Email through our web site:

www.camosuncommunityassociation.com

click on contacts and select a director's name



Neighbourhood Party to Reclaim the Richmond School Lands!
at Richmond School Gym,
June 14, 2008

The CCA in partnership with North Jubilee Community Association & the Bowker Creek Initiative will host a free neighbourhood party, unlike any seen before. This party is still in the planning stages, and so far we've confirmed these activities:

- The Samba Band
- Fish on a Stick or
- Salmon Hands Craft Activities
- Interactive watershed model
- The River Song Singers
- Ghost Salmon Run Lantern installation
- Story Telling
- Refreshments



It is unconfirmed is a water tank with live specimens from the ocean, and much more. Come out and support your neighbourhood and our claim on the Richmond School grounds as a green space, and a place for learning.

(mark your calendar for June 14th)



Serving Our Community



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Rob Fleming, MLA
Victoria - Hillside



JONESco
REAL ESTATE INC

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Cindy Garner

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Email: cindy@cindygarner.ca

Website: www.cindygarner.ca



Membership Fees

Yearly memberships fees (\$10) will be collected at the April 17th public meeting

(see front page for details). All funds raised by the CCA are re-directed into our community and cover administration, newsletter, flyer publication, and web site costs.

Advertising Cost

Cost of advertising is \$30 for a business card size. This newsletter is published two to three times per year and is distributed to approximately 1700 households. For questions, or to place an advertisement, please call Tim Janzen @ 592-2954. Revenue from advertising is used to defray the cost of producing the newsletter.

Camosun Community Association Membership or Renewal \$10.00 per year

Name _____ Address _____ Phone _____

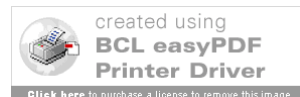
Email _____ I will help deliver newsletters ? yes ? no

I am interested in _____

Send to: Camosun Community Association, 1954 Neil Street, Victoria BC V8R 3C9

(Cheques payable to Camosun Community Association)

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